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Miami-Dade County provides equal access and equal opportunity in employment and services and does not discriminate on the basis of disability. "It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disabilities Act."

Miami-Dade County
Department of Planning & Zoning
111 N.W. First Street
Miami, FL 33128-1974
09/03

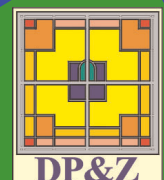


ZONING INFORMATION

Semi-Professional Office District

This zoning district permits
Semi-Professional Office use as well as day
nurseries, kindergarten and after school
care facilities

- Shed
- Semi-Professional Office



A Public Information
Service of Miami-Dade County
Department of Planning and Zoning

111 N.W. First Street, Miami, FL 33128-1974
Monday-Friday, 8am-5pm, 305-375-1808

Questions

AND ANSWERS

What is Zoning?

Zoning controls the use and development of land and buildings for the health, welfare and safety of the community.

What is Setback?

A setback is the required minimum horizontal distance between the front, sides, and rear of the lot to the building.

What is lot coverage?

It is the percentage of the overall area of the site that the building occupies. (building area under roof at ground level/total lot area = lot coverage percentage.).

What is Floor Area Ratio?

It is the floor area of the building or buildings on any lot divided by the area of the lot. (Total floor area /total lot area = floor area ratio%)

Can I have a retail use in the RU-5A district?

No. Only semi-professional office uses such as an accounting office or a doctors office are permitted in this district. See Section 33-223.6 of the Miami-Dade County Zoning Code for specific uses permitted.

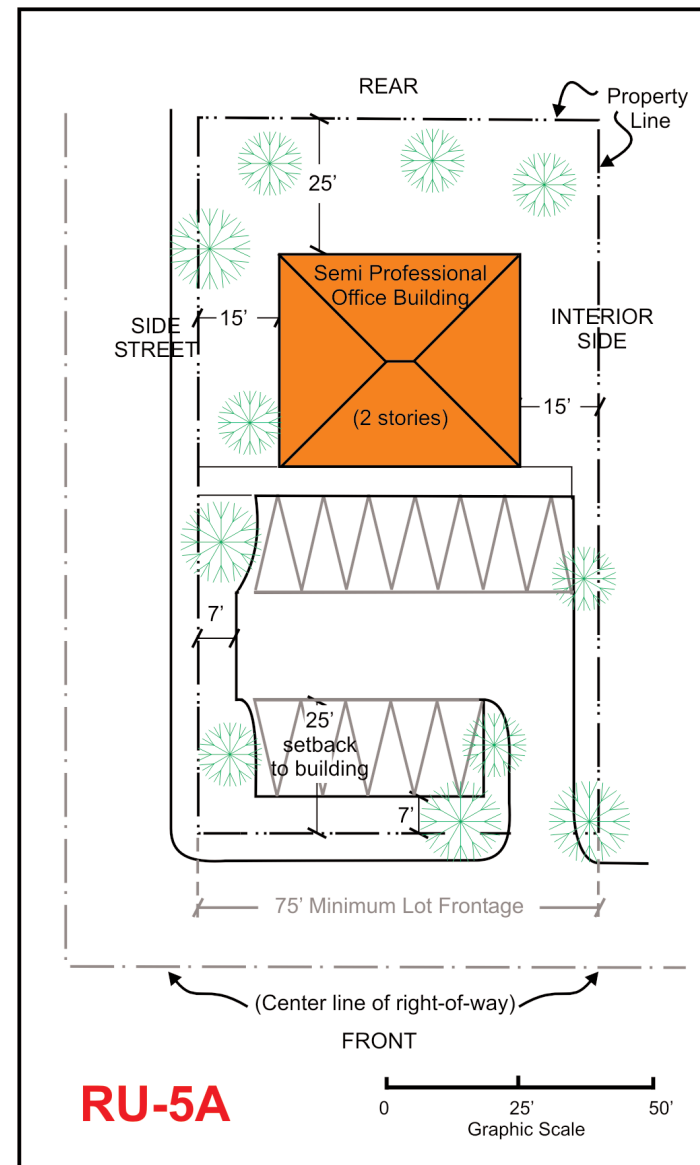
Can I operate an office in conjunction with a single family residence?

Yes. See Section 33-223.10(d).

The regulations contained herein are general in nature and are subject to change as deemed necessary by the Board of County Commissioners. It is advisable to contact Department of Planning and Zoning, Zoning Information at (305) 375-1808 to ascertain whether more restrictive regulations may apply to specific developments.

Typical

SITE PLAN



General

INFORMATION

Maximum lot coverage 40% of Net Lot Area

Minimum Lot Area, Frontage

Minimum area of land shall be not less than 10,000 square feet, having a minimum frontage of 75 feet.

Building Height and # of Stories, Floor Area Ratio (FAR) and Open Space

The maximum height of any structure in this district shall be 2 stories but not to exceed 24 feet. FAR shall not exceed .40 at 1 story and .60 at 2 stories. Minimum 25 percent open space required. Landscaping and trees shall be as per Chapter 18A of the Miami-Dade County Code.

Principal Building Setbacks

Front	25'
Rear	25'
Interior side	15'
Side street	15'

Type of Building Permitted

The building(s) to be erected shall be without store fronts or display windows.

Fences, Walls and Hedges

Maximum height permitted 6'*

A decorative masonry wall or wood fence compatible with the main structure 5 feet in height shall be erected along all interior property lines including the rear property line; provided however in the event that the rear property line abuts a secondary street the rear wall shall be set in 10 feet from the official right-of-way and said then 10 foot strip shall be landscaped; provided further, if the interior side property line abuts property zoned RU-5, RU-5A or a more liberal zoning district the requirements for the wall along said common interior property line shall not apply.

* In certain instances, the height may be limited to 2.5' for visibility at intersections or within 10' of either side of driveways.